

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

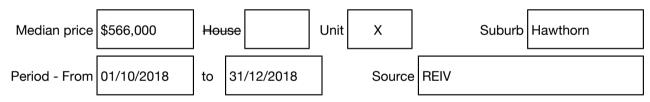
6/27 Elphin Grove, Hawthorn Vic 3122 de

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$510,000	&	\$530,000
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## Median sale price



## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	8/44 Liddiard St HAWTHORN 3122	\$515,000	17/11/2018
2	2/63 Berkeley St HAWTHORN 3122	\$515,000	05/12/2018
3	2/178 Power St HAWTHORN 3122	\$510,000	09/02/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# woodards 🚾





Rooms: Property Type: Apartment Agent Comments

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

**Indicative Selling Price** \$510,000 - \$530,000 **Median Unit Price** December quarter 2018: \$566,000

# **Comparable Properties**



8/44 Liddiard St HAWTHORN 3122 (REI/VG) 2 **D** 1 Price: \$515,000

Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: Apartment Agent Comments Next street over. Similar complex.

2/63 Berkeley St HAWTHORN 3122 (REI/VG) 2



Price: \$515,000 Method: Private Sale Date: 05/12/2018 Rooms: -Property Type: Apartment

2/178 Power St HAWTHORN 3122 (REI)

2

Price: \$510.000 Method: Auction Sale Date: 09/02/2019 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

Similar internal accommodation.

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